



CITY OF MILPITAS

455 EAST CALAVERAS BOULEVARD, MILPITAS, CALIFORNIA 95035-5479
GENERAL INFORMATION: 408-586-3000, TDD: 586-3013, www.ci.milpitas.ca.gov

CERTIFICATE OF MAILING (Notice of Joint Public Hearing to Property Owners and Occupants)

I, Diana Whitecar, whose business address is 455 East Calaveras Boulevard, Milpitas, California, do hereby certify that a copy of the enclosed Notice of Joint Public Hearing for the redevelopment plan amendment to merge the Great Mall Redevelopment Project and the Milpitas Redevelopment Project Area No. 1 was mailed to each Property Owner in the respective Project Areas from a list developed from the last equalized assessment roll, and to all occupants (residents and businesses) via First Class mail on October 20, 2006.

I certify under penalty of perjury that the foregoing is true and correct.

Diana Whitecar

Representative:

10-20-06

Date:

Attachment

The list provided (including name, address, city, state and zip code) was based on the City of Milpitas information on record. Olympic Mailing was responsible for applying the labels to the notices and delivering the 5,984 mailing pieces to the United States Post Office on Lundy Avenue in San Jose.

Diana Whitecar

Representative:

10-20-06

Date:



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October 19, 2006

RE: Notice of a Joint Public Hearing on Redevelopment Plan Amendments to
Merge the Great Mall Redevelopment Project and
Milpitas Redevelopment Project Area No. 1

Dear Property Owner/Business Owner/Resident:

The Redevelopment Agency of the City of Milpitas ("Agency") and the City Council of the City of Milpitas ("City Council") are in the final stages of considering the adoption of proposed amendments to merge ("Merger" or "Amendments") the Milpitas Redevelopment Project Area No. 1 ("Project No. 1") and the Great Mall Redevelopment Project ("Project Area" or "Projects"). In order to give all property and business owners, tenants and residents within the Project Area an opportunity to be heard, the City Council and the Agency have scheduled a joint public hearing for November 21, 2006, at 7:00 p.m. in the City Council Chambers, City Hall, 455 E. Calaveras Boulevard, Milpitas, California. This letter and the attached notice serve as notice of the joint public hearing on the proposed Merger and on the certification of the Supplemental Environmental Impact Report prepared in connection with the proposed Merger.

The proposed Merger would facilitate the revitalization of the Project Areas through increased economic activity and through increased and improved housing opportunities in or near such areas. The proposed Merger will help accomplish these objectives by, among other activities, enabling the installation along highway corridors of monument and digital message board signs that will advertise public events and private businesses within the two Project Areas in order to facilitate and increase the economic viability of the Great Mall Shopping Center and other businesses in the Merged Project Area. The proposed Amendments do not change the boundaries of the Project Areas, add territory to the Project Areas, or change any of the financial or time limits of the Redevelopment Plans for the respective Projects. The proposed Amendments will not alter the zoning or land use designation of any property within the Project Areas and will not increase property tax or other taxes levied on property within the Project Areas.

The existing Redevelopment Plans authorize the Agency to acquire property by negotiated voluntary sale, and in certain limited circumstances, by condemnation. It should be noted that the Agency does not have authority to acquire residential property by eminent domain, and the proposed Amendments do not provide such authority. In addition, the Agency is not authorized to use eminent domain to acquire property within the Great Mall Redevelopment Project Area or in any portion of Project Area No. 1 other than the "Midtown Area" which was added to the Project Area in 2003. Within that area, in

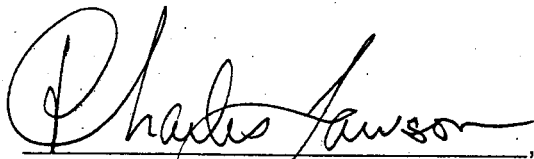
order to implement the Redevelopment Plan, the Agency may acquire property by condemnation in order to eliminate physical and economic blighting conditions, provide public improvements and permit development in accordance with the existing Redevelopment Plan. Therefore, if you own non-residential property within the Midtown Area of Project No. 1 – Amendment #8 areas - see attached map, your property is still subject to the possibility of Agency acquisition by condemnation under the circumstances set forth in the existing Redevelopment Plan. The proposed Merger does not grant the Agency additional authority to acquire properties by eminent domain nor does it extend the time period for commencement of eminent domain proceedings.

In addition to the joint public hearing on November 21, 2006, the Agency will hold a community information meeting (workshop) on Wednesday, November 1, 2006, at 6:30 p.m. at City Hall, 455 East Calaveras Boulevard, 4th Floor Conference Room, to discuss the proposed Merger and the other Agency-related projects and programs for the proposed Merged Project Area. We hope that you will be able to attend the community information meeting on Wednesday, November 1, 2006, and the joint public hearing on Tuesday, November 21, 2006.

If you have questions or comments about the community information meeting, the joint public hearing or the proposed Merger, you may call Diana B. Whitecar, Economic Development Manager, City of Milpitas, at (408) 586-3059.

Sincerely,

REDEVELOPMENT AGENCY OF
THE CITY OF MILPITAS

A handwritten signature in cursive script, reading "Charles Lawson", written over a horizontal line.

Charles Lawson
Executive Director

**NOTICE OF JOINT PUBLIC HEARING
OF THE MILPITAS CITY COUNCIL & MILPITAS REDEVELOPMENT AGENCY
ON PROPOSED AMENDMENTS TO MERGE THE
GREAT MALL REDEVELOPMENT PROJECT AND
THE MILPITAS REDEVELOPMENT PROJECT AREA NO. 1,
AND THE CERTIFICATION OF A SUPPLEMENTAL ENVIRONMENTAL
IMPACT REPORT ON THE PROPOSED MERGER**

NOTICE IS HEREBY GIVEN that the Milpitas City Council and the Milpitas Redevelopment Agency will hold a joint public hearing on Tuesday, November 21, 2006, at 7:00 PM, in the Council Chambers, at Milpitas City Hall, 455 E. Calaveras Blvd., Milpitas, to consider and act upon proposed Redevelopment Plan Amendments to merge ("Merger" or "Amendments") the Great Mall Redevelopment Project and Milpitas Redevelopment Project Area No. 1 ("Projects" or "Project Areas") and to consider all testimony for or against the adoption of the proposed Merger. No later than the hearing hour noted above, anyone may file written objections to the proposed merger with the Milpitas City Clerk. At the time of the hearing, any and all persons having any objections to the proposed Merger, or the regularity of any of the prior proceedings, may appear before the City Council/Agency and show cause why the proposed Merger should not be adopted. At the time for hearing any objections, the City Council/Agency shall proceed to hear all written and oral objections to the proposed Merger.

The purpose of the proposed Amendments is to merge the Project Areas ("Merged Project Area") in order to revitalize the Project Areas through increased economic vitality and through increased and improved housing opportunities in or near such areas. The proposed Merger will help accomplish these objectives by enabling the installation along highway corridors of monument and digital message board signs that will advertise public events and private businesses within the two Project Areas in order to increase the economic viability of the Great Mall Shopping Center and other businesses in the Merged Project Area. The proposed Amendments do not change the boundaries of the Project Areas, add territory to the Project Areas, or change any of the financial or time limits of the Redevelopment Plans for the respective Projects.

NOTICE IS FURTHER GIVEN that the City Council and the Agency will, at the same time and place, hold a joint public hearing to consider the Supplemental Environmental Impact Report on the proposed Amendments and consider all testimony for or against the certification of the Supplemental Environmental Impact Report. At the time noted above, all interested persons who wish to comment on the Supplemental Environmental Impact Report may appear before the City Council/Agency to be heard.

A map of the Merged Project Area is attached as Exhibit A and made a part hereof. A copy of the legal description of the boundaries of the Project Areas is available from the Milpitas City Clerk, City Hall, 455 E. Calaveras Blvd, Milpitas, CA.

If you wish to challenge in court the approval and adoption of the Amendments, the Supplemental Environment Impact Report or any related action or document, you may be limited to raising only those issues raised at the joint public hearing described in this notice or in written correspondence delivered to the City Clerk at, or prior to, the joint public hearing.

Interested persons may inspect (or upon paying costs of reproduction, obtain) copies of the proposed Amendments, the Supplemental Environmental Impact Report, the Report of the Agency to the City Council on the Amendments, and any other pertinent information at the City Clerk's office, Milpitas City Hall, 455 E. Calaveras Blvd., Milpitas, CA.

A Public Workshop regarding the proposed Amendments will be held on Wednesday, November 1, 2006, at 6:30 PM, in the 4th Floor Conference Room, City Hall, 455 East Calaveras Blvd., Milpitas, CA.

Dated: October 12, 2006

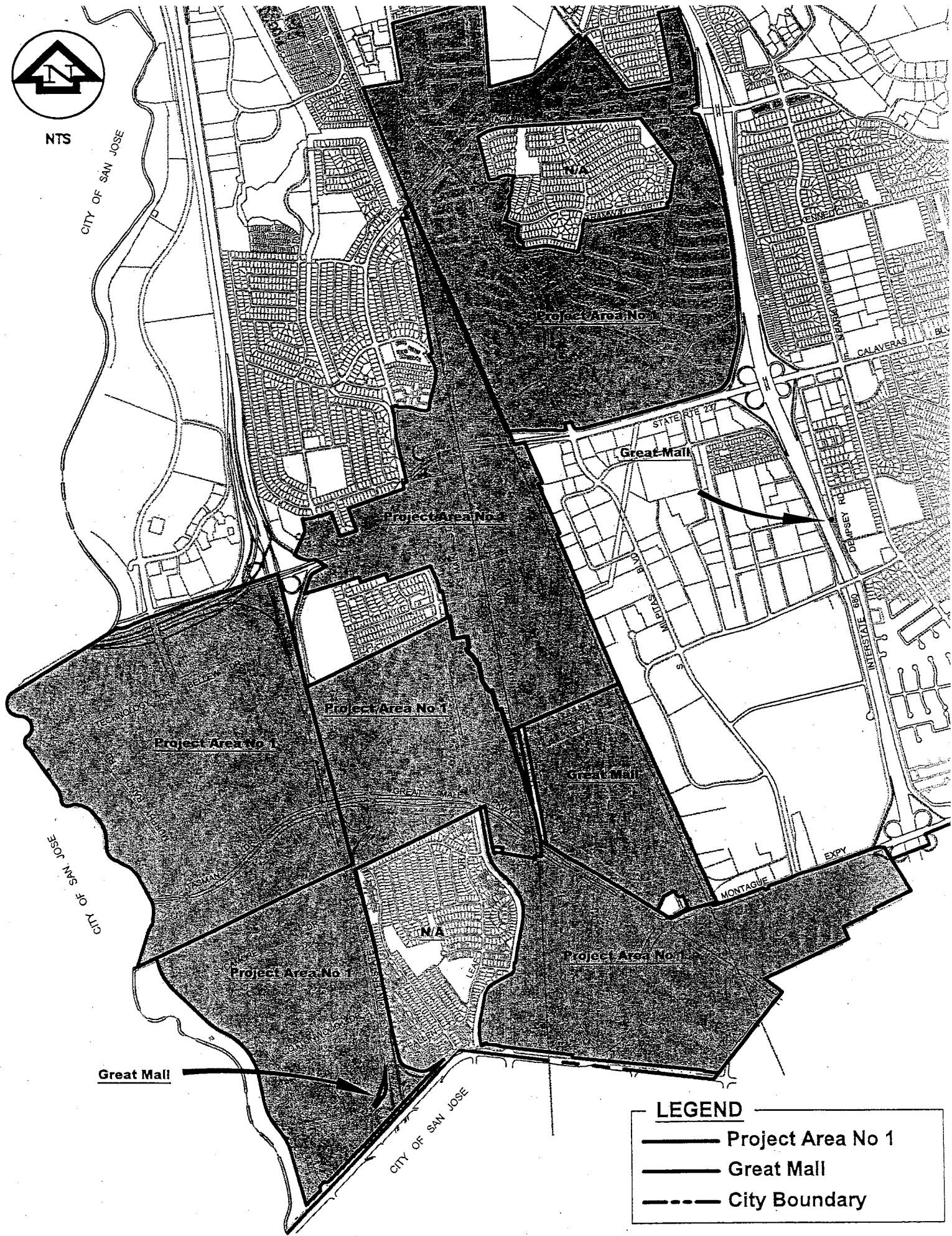
Mary Lavelle
City Clerk
City of Milpitas

Publish: October 19, 2006
 October 26, 2006
 November 2, 2006
 November 9, 2006
 November 16, 2006



NTS

CITY OF SAN JOSE



LEGEND

- Project Area No 1
- Great Mall
- - - City Boundary